

We are **Evans!**

Community Profile

We are Evans!

The **City of Evans** is the second-largest city in Weld County, Colorado. As a result, Evans' philosophy of planned, responsible, and sustained growth consistently aimed at improving our community's quality of life brings us great economic potential.

Evans is located at the intersection of two major routes: U.S. 85 and U.S. 34. Seven large cities are within a 60 mile radius: Greeley, Longmont, Loveland, Fort Collins, Boulder, Cheyenne and Denver. The Union Pacific Railroad runs through our town with several spurs. Denver International Airport is less than 50

miles away, and the awesome Rocky Mountains are less than an hour away.



Small town atmosphere and affordable living is what attracted us to Evans.

John and Leslie Morris,
Mayor and First Lady of Evans



City of Evans Population	19,944
Incorporated Square Miles	10.5

Weld County Population	263,691
Median Household Income	\$54,578
Median Age	33.7

Educational Attainment (age 25+)	
High School Graduate / GED or higher	73.4%
Bachelor's Degree or higher	14.6%

Source: Upstate Colorado, US Census Bureau, City of Evans



Rafting

Hiking

Skiing

Boating

Canoeing

Ride a Bike

See a Play

Fishing Derby

Walk the Dog

Go Swimming

Play Dodgeball

Shoot Some Baskets

NASCAN Go Cart Racing

Miniature Golf • Fly a Kite

Skateboarding & Roller Blading

Watch the Fireworks • Go Square Dancing

See the Rodeo • Visit an Art Gallery • Shoot 18 Holes

Have Dinner with a New Friend • Play Checkers

Kick the Ball Around • Catch a Concert

Education

Evans has access to the finest schools in the country, all within a short commuting distance. Whether you are seeking a great neighborhood school for your kids, looking to improve your own education, or just want to take a few courses for fun, it's all at your fingertips!

Education is a cornerstone for our children, and as a parent you will find a wide range of choices. Weld County School District 6 has 25 public schools ranging from elementary to high school, plus 2 alternative high schools, 5 charter schools and one online academy.

The district's newest school, **Prairie Heights Middle School**, is located within the City of Evans and is set to open fall of 2015.

Founded in 1889, the **University of Northern Colorado** is less than a mile from downtown Evans, and has over 100 programs for both undergraduate and graduate students. UNC's Monfort School of Business is internationally recognized and is a Malcom Baldrige Award winner.

AIMS Community College

has a campus located within 15 minutes of Evans and offers students courses ranging from cooking to physics. It is one of the most progressive two-year colleges in Colorado with nearly 160 degree and certificate programs available to full and part-time students.

Within driving distance are the nationally recognized Colorado State University, Colorado University, University of Colorado, Denver University, Front Range Community College, Regis University and many technical and specialty schools including IBMC, the Academy of Natural Therapy, and the University of Phoenix.

Prairie Heights Middle School



Recreation



The City of Evans offers diverse activities for the entire community, including a full service recreation department, a senior citizen program, large parks and playgrounds, ball fields, an off leash dog park and a skate park. Our award winning **Recreation Department** does a superior job of organizing diverse activities and providing a positive experience for children and adults of all ages.

Responsible dog owners are welcome to bring their companions into the city parks and Freedom Dog Park. EvansFest, a celebration of the city, occurs annually in September and includes an outdoor concert, fireworks, a parade, the infamous NASCAN races, and many other activities for the entire family. Our City recreation center has something for everyone: use our gym; take recreation classes; use a computer in the library; or rent space for a birthday party, reception or even a wedding!



Public Safety



The **City of Evans Police Department** combines traditional police services with a community policing philosophy and interactive partnership with the community to provide a safe, high quality living environment. The men and women of the department are extensively trained to serve our community in the highest traditions of professionalism, integrity, and compassion.



The **Evans Fire Protection District**, formerly the City of Evans Fire Rescue Department, was established in 2011. District electors, by an overwhelming vote, agreed to form and fund the new Fire Protection District. Fire and emergency services are provided 24/7 by two engine companies with six on-duty firefighters responding from Station 2 on 37th Street. There are 12 full-time shift firefighters and company officers, 10 part-time and 20 volunteer fire-fighters. The administrative staff includes the Fire Chief, a Training Officer, and an Administrative Assistant.



Major Employers



Greeley-Evans
Weld County School District 6

► Employees District Wide: 2,101

Employees: 550 ◀  **Anadarko**
Petroleum Corporation

Employees: 500 ◀  **afni**

Employees: 201 ◀  **City of
Evans, Colorado**



► Employees: 193

Employees: 150 ◀  **Envision**

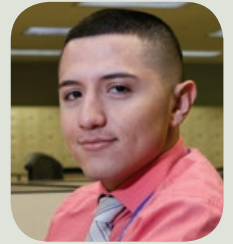


► Employees: 144

Employees: 110 ◀  **Banner Health**
Monfort Family Health Clinic

Other major regional employers

JBS Swift & Company 4,619
North Colorado Medical Center 3,012
State Farm Insurance Companies 1,828
Weld County 1,490
State of Colorado (including UNC) 1,159
Vestas Blades A/S 870
Carestream Health 440
Community Banks of Colorado 210



Area Workforce

The Evan's area workforce is reported at 129,200, but that only tells part of the story. Due to good highway access, workers routinely commute throughout the area, suggesting that the actual labor shed available to employers is significantly larger than that figure. Unemployment reported for the first quarter of 2014 was 5.5%. The vibrant Hispanic population provides employers access to a bi-lingual workforce.

Regional Industries

Manufacturing

Health & Wellness

Energy Production

Education

Medical Imaging

Alternative Energies

Telecom Services

Insurance Services

Agriculture

Banking Services

Warehousing

Construction

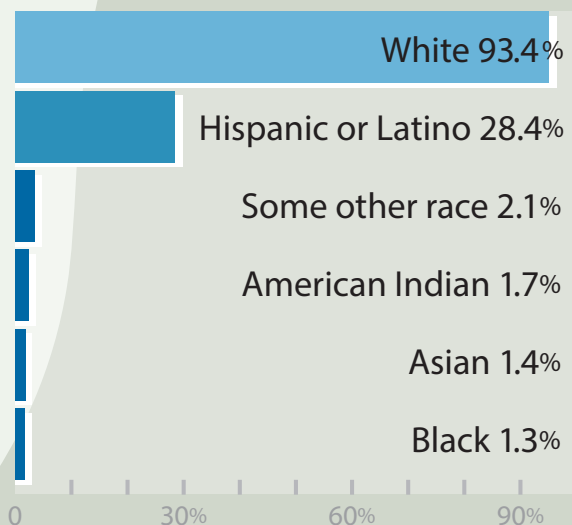
Economic Development Success Stories



- Over \$50,000,000 in public and private investments
- Over \$10,000,000 in grants
- Four years of amazing gains in sales for our local businesses
- New schools: Prairie Heights Middle School and Union Colony Elementary School
- New Riverside Library and Cultural Center
- New residential development, including the new Ashcroft Heights apartments
- New commercial developments
- Master plan for Historic Evans and Riverside Park area.
- Centennial Highway 85 Redevelopment

Demographics

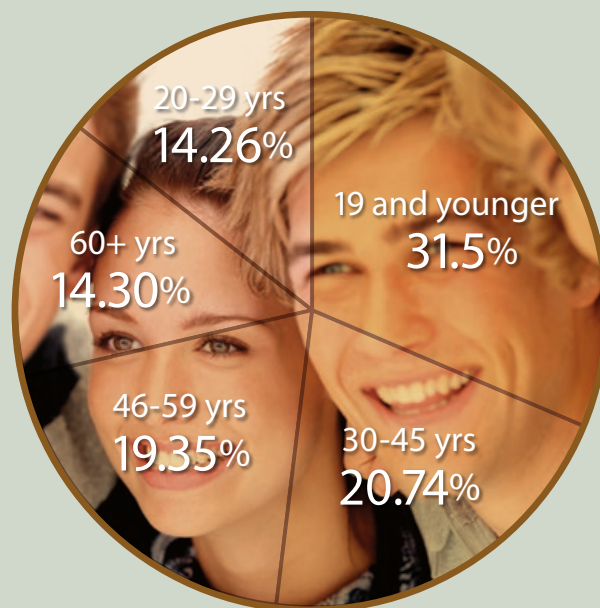
The citizens of Evans are young, motivated and family-oriented. According to Weld County statistics, the median age of Evans residents is 33.7 and families represent 72% of the population, figures which respectively are lower and higher than the national average.



Race by Percentage

Some people claim more than one race classification

US Census Bureau



Ages by Percentage

US Census Bureau

Traffic Counts and Shopping

The City of Evans enjoys a wide variety of national chain stores, locally owned independent businesses, and commercial economic activity.

There are many professional service businesses such as accounting, law firms, and real estate brokers. Consumers can find anything they need within Evans or along the Highway 85 and Highway 34 corridors.

47th Ave

Centerplace

- Target • Lowe's • Sports Authority
- Best Buy • Kohl's • Safeway
- TJ Maxx • Restaurants

- Weld County Garage GMC



- Sprouts Natural Foods
- Bed, Bath & Beyond
- Big 5 Sporting Goods
- Office Max • Michael's
- Petco • Buffalo Wild Wings
- Spradley Barr Ford

- Honda of Greeley

38,570

What can you do in fifteen minutes?

- Evans' Freedom Dog Park (off leash and training areas)
- Riverside Library and Cultural Center, Evans
- Recreation Center, Evans
- Greeley Freight Station Museum
- High Plains Library District
- Riverside Trails, Evans
- State Wildlife Areas
- Poudre River Trail
- Swimming Pools
- Fun Plex

15 minute drive time map

37th St





Where can you be in about an hour ?

- Denver International Airport (DIA)
- Rocky Mountain National Park and Estes Park
- Cultural Events, Shopping and Sports in Denver
- Camping, Rafting, Fishing in the Poudre River Canyon
- The Wild Animal Sanctuary, Keenesburg
- Vintage Aero Flying Museum, Hudson
- Planet Bluegrass Music Festivals, Lyons
- Elitch Gardens Amusement Park, Denver
- Water World Park, Denver

- Cheyenne Frontier Days, Cheyenne, WY
- International Sculpture Show, Loveland
- Pawnee National Grassland and Buttes
- Red Rocks Amphitheater, Morrison
- Historic Pioneer Forts, Weld County
- Museum of Discovery, Fort Collins
- Pearl Street Mall, Boulder
- Old Town, Fort Collins
- Denver Zoo, Denver

Development Incentives

The City of Evans has several incentives available

Personal Property Tax: Depending on the square footage of the development, we would be willing to discuss a waiver of this tax, up to 50%, for up to 10 years.

Real Property Tax: We would be willing to discuss a rebate of this tax, limited to a maximum dollar amount.

Use Tax: The use tax for your construction would also qualify for a rebate.

Development Costs: We would be willing to negotiate waiving up to 50% of these costs, depending on the development.

Development Process: A definite benefit to developing in Evans is our quick turn around time. We would be willing to guarantee a quick process for City Council review. As a guideline, Sam's Club was issued a building permit within 6 weeks.

Development Ready Sites: Another considerable cost and time benefit is the City has several shovel ready sites, zoned appropriately, that meet your needs.

Land: The City does own some land that can be used to partner for your development.

Infrastructure Costs: Should you pick a site that is not shovel ready but within the Urban Growth Boundary of the City, we are willing to discuss both reimbursement agreements and infrastructure development standards.

Job Creation Incentive: If your new employees will live within the City of Evans, we have the ability to apply job creation incentive monies on a per position basis. The incentive would be based on salary and benefits.

Sales Tax Incentive: If you have 5 or more employees and will be generating retail sales tax, ask us about our incentive rebates for sales tax.

Taxes

Colorado ranks 48th among the 50 states in tax revenues compared to personal income. The State ranks 18th, with per capita state and local taxes averaging 5% lower than the national average. Because of its extensive oil and gas activity, Evans has been able to maintain a real estate property tax level that is significantly lower than many surrounding areas. This translates into a competitive advantage for businesses.

State Corporate and Personal Income Tax

4.63% of Federal Taxable Income

Inventories, Goods in Transit and Intangibles

Not taxed in Colorado and there is no franchise tax.

Property Taxes

Industrial/commercial property (buildings, land and equipment) is assessed at 29% of market value (based on a variety of factors). The state does not levy a property tax.

State Unemployment Insurance

Unemployment insurance tax liability is based on the taxable wage base, which is the first \$10,000 of each worker's wage. If covered for the first time, the tax rate will be 1.7% of the wage base or a rate equal to the industry average, whichever is greater. Upon the 3rd and 4th years of coverage, the rate is changed to a computed rate based on the employer's individual experience.

Business Partners

Evans is pleased to partner with the Evans Area Chamber of Commerce, Upstate Colorado, Weld County, the State of Colorado Office of Economic Development, the Economic Development Agency, the Small Business Development Center and many others to help our businesses grow and prosper.

Enterprise Zones

Mill Levy Rates in Evans

Evans Property Tax Mill Levy	3.536
Evans Fire Protection District	15.00
School District 6 Mill Levy	36.60
Weld County Mill Levy	16.804
Aims Junior College Mill Levy	6.323
High Plains Library District Mill Levy	3.26

Sales Tax

Colorado Sales Tax	2.90%
Weld County Sales Tax	0.00%
Evans Sales Tax (Excludes 0.5% for Public Safety)	3.00%
Public Safety Sales Tax (Voter Approved 2004)	0.50%
Total Sales Tax	6.40%
Accommodations Tax	3.00%

Evans is located in an enterprise zone. An enterprise zone is an area where special tax incentives are offered.

The benefits include:

1. 3% equipment tax credit
2. Job tax credit; \$500 tax credit per employee for new and expanding businesses
3. If you process agricultural commodities, there is a job tax credit for new businesses
4. If you offer health insurance, there is a tax credit for new hires
5. Manufacturing and mining businesses are exempt from sales tax on equipment
6. There is a research and development tax credit
7. There is a credit for contributions made to enterprise zones to implement the economic development plan of that zone
8. Tax credits are available for rehabilitation of vacant commercial buildings
9. There are tax credits if you provide a qualified job training program (10% of eligible training costs)

Evans Redevelopment Agency

The Evans Redevelopment Agency (ERA) was created by the City of Evans in 2009 to assist in the redevelopment of blighted and run-down neighborhoods and districts that were attracting little or no private investment and stimulate the transformation into attractive, thriving areas. We undertake urban renewal projects that alleviate conditions of blight by constructing public improvements, promoting sustainable development, creating employment opportunities, promoting public art, and raising the standard of development in Evans. These projects are achieved through working with private parties and other governmental entities, civic leaders, financial institutions and the use of tax increment financing. The objective



of the Evans Redevelopment Agency is to facilitate development of balanced, sustainable environments where people, live work and come together as a community.

The Evans Redevelopment Agency is currently working on a Plan in the Highway 85 area. The Plan includes an 11.7 acre regional retail development consisting of 114,190 SF of new retail spaces. See the map on the previous page.

The ERA has established an Historic Evans Study Area. There is a Master Plan study underway and a task force is leading that effort, which is expected to be completed in the summer of 2015. These efforts will help Evans enjoy continued sustainable growth.

We are **Evans!**

#1 in employment growth in the US

Area population **263,691**

\$**54,578** median household income

Regional transportation hub **85/34**

1 major university



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